

From: Gewurz, Zev D.
Sent: Tuesday, October 27, 2015 9:33 AM
To: 'Jessica Malcolm'
Cc: Bellefontaine, Ann E.
Subject: RE: Site Control - Thorndike Place - Arlington, MA

Jessica – Further to our discussion regarding site control of the Thorndike Place development site in Arlington, MA, this will confirm that we have represented Arlington Land Realty LLC in connection with certain title matters and have prepared and arranged for the recording and filing of the deeds conveying the site to the current owner. As we discussed, we understand that the land outlined in the three plans submitted by the applicant to MassHousing (attached) in connection with the application, is intended to reflect the same boundaries and be the same land as the six parcels shown on the title commitment (attached) and the ALTA survey (attached) and now owned by Arlington Land Realty LLC (see deeds attached).

I have attached the following documents for your easy reference:

1. recent title commitment prepared by Fidelity National Title Insurance Company as of September 2, 2015 (just prior to recordation of recent deeds) showing all six parcels comprising the development site;
2. ALTA survey prepared by Precision Land Surveying in 2009 (relating to an earlier title commitment, but showing all six parcels referenced in 2015 title commitment);
3. Deeds dated September 8, 2015 conveying all six parcels to Arlington Land Realty LLC, a Delaware limited liability company, recorded and filed in unregistered and registered land, respectively; and
4. Three plans previously delivered to MassHousing on behalf of the applicant: As I understand, the first plan (Arlington Overall 03201_Colour.pdf) was included in the original application to MassHousing; the second plan (C-2 OVERALL SITE PLAN-C-2.0) was sent separately to MassHousing and shows the walkway to the bridge over Rte. 2; and the third plan (Arlington Front yard set back calcs), also included in the original application shows the relationship of the Mugar land with building to the state-owned land.

Please let me know if you have any questions or would like to discuss further.

Respectfully yours,

Zev D. Gewurz

Director

Direct [\(617\) 574-4086](tel:6175744086)

[goulston&storr](#)s

A Professional Corporation

400 Atlantic Avenue * Boston, Massachusetts 02110-3333

[\(617\) 482-1776](tel:6174821776) * Fax [\(617\) 574-4112](tel:6175744112) * www.goulstonstorr.com

7 attachments



Draft 2009 ALTA (2).pdf

793K



Arlington Overall 03201_Colour.pdf

1260K



C-2 OVERALL SITE PLAN-C-2.0 OVERALL SITE PLAN (1).pdf

1076K



Arlington Front yard set back calcs_EC_150309.pdf

474K



Commitment Amended 9.2.15 Rev. 1 B15-204.pdf

419K



Arlington Deed - unregistered land.pdf

352K



Arlington Deed - registered land.pdf

476K

Arlington, MA

Amended (September 2, 2015 Rev. 1)

Commitment for Title Insurance

Fidelity National Title Insurance Company

Schedule A

Commitment No. 13 (Amended September 2, 2015 Rev. 1)

File No. B15-204

For inquiry contact

Nowell Z. Bloomenthal, Esquire

Bloomenthal & de Bastos LLC

935 Main Street

Waltham, MA 02451

Telephone (781) 899-2400

Facsimile (781) 899-1611

Email: nowell@bdlawllc.com

1. Effective Date: July 5, 2015 at 4:00 P.M.

2. Policy or Policies to be issued:

ALTA Owner's Policy (6-17-06)

Amount of Insurance: \$TBD

Proposed Insured: TBD

ALTA Loan Policy (6-17-06)

Amount of Insurance: \$TBD

Proposed Insured: TBD

3. The estate or interest in the land described or referred to in this Commitment and covered herein is FEE SIMPLE.

4. Title to the fee simple estate or interest in said land is at the effective date hereof vested in:

Parcels I-V

David T. Ting, as Trustee of Arlington Land Realty Trust, under Declaration of Trust dated as of December 15, 2008, recorded in Book 52027, Page 352 and filed as Document No. 1489185.

For title, reference is made to Deed recorded in Book 52027, Page 360 and filed as Document No. 1489184 (Certificate of Title No. 243354, filed in Registration Book 1363, Page 145), and Deed recorded in Book 53896, Page 300.

NOTE: As of the Effective Date of this Commitment, said Certificate of Title has not been made up by the Land Court.

Parcel VI

David T. Ting and Janet M. Corpus, as Trustees of Y & M Trust, under Declaration of Trust dated September 28, 1960, recorded in Book 9683, Page 378; said Trust having acquired title by Deed recorded in Book 13949, Page 1.

NOTE: Said Trust is affected by the following:

- (a) Certification recorded in Book 27642, Page 161;
- (b) Certificate and Resignations of Both Trustees dated July 25, 1997, recorded in Book 27642, Page 168;
- (c) Resignation of Deborah A. Ciolfi, as Trustee, dated July 26, 2005, recorded in Book 46847, Page 90;
- (d) Certificate of Appointment of Successor Trustee and Acceptance dated January 10, 2006, recorded in Book 46931, Page 382;
- (e) Appointment of Successor Trustee appointing Robert A. Kaloosdian, as Trustee, recorded in Book 51405, Page 311; and
- (f) Trustee's Certificate dated December 23, 2008, recorded in Book 52027, Page 341.
- (g) Trustee's Certificate dated November 12, 2009, recorded in Book 53896, Page 298.
- (h) Resignation of Trustee dated June 23, 2011, recorded in Book 57336, Page 89.
- (i) Certificate of Appointment of Successor Trustee and Acceptance dated August 17, 2011, recorded in Book 57336, Page 91.
- (j) Appointment of Successor Trustee dated June 30, 2011, recorded in Book 63383, Page 232.

5. The land referred to in this Commitment is located at Thorndike Street Extension and State Highway, Arlington, Middlesex County, Commonwealth of Massachusetts, and more particularly described in Exhibit A attached hereto and made a part hereof.

NOTE: Unless otherwise expressly specified herein, wherever used herein, the word "recorded" shall mean recorded with the Middlesex South District Registry of Deeds and the word "filed" shall mean filed with the South Middlesex Registry District of the Land Court.

This Commitment is issued solely for the purpose of facilitating the issuance of a policy or policies of title insurance and the company's liability shall be limited to the terms of the policy or policies.

This Commitment is not an abstract, examination, report or representation of fact and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of the Company and its title agent shall arise under and be governed by the conditions of this commitment.

Countersigned at Boston, MA

Fidelity National Title Insurance Company

By: 
Bloomenthal & de Bastos LLC
Duly Authorized Agent

Schedule B, Section I – Requirements

Commitment No. 13 (Amended September 2, 2015)
File No. B15-204

The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
2. Payment of the taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
3. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
4. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:

Parcels I–V

Duly authorized and executed Quitclaim Deed from David T. Ting, Trustee of the Arlington Land Realty Trust, to the proposed insured owner.

NOTE: The Quitclaim Deed referenced above must contain one of the following statements:

- (i) “The Grantor certifies that Arlington Land Realty Trust and the beneficiaries thereof are not classified during their current taxable year as a corporation for federal income tax purposes.”, or
- (ii) “The Grantor certifies that this conveyance does not constitute a transfer of all or substantially all of the Grantor’s assets or the beneficiaries of the Grantor’s assets in Massachusetts.”

Parcel VI

Duly authorized and executed Quitclaim Deed from David T. Ting and Janet M. Corpus, as Trustees of Y & M Trust to the proposed insured owner.

NOTE: The Quitclaim Deed referenced above must contain one of the following statements:

- (i) “The Grantor certifies that Y & M Trust and the beneficiaries thereof are not classified during their current taxable year as a corporation for federal income tax purposes.”, or
- (ii) “The Grantor certifies that this conveyance does not constitute a transfer of all or substantially all of the Grantor’s assets or the beneficiaries of the Grantor’s assets in Massachusetts.”

Parcels I-VI

Duly authorized and executed Mortgage from the proposed insured owner to the proposed insured lender.

5. Record and file current Certificate of Municipal Liens and provide other documentation satisfactory to the Company evidencing payment in full of all municipal liens, charges, betterments and assessments currently due, owing and payable.
6. Receipt of duly authorized and executed Parties in Possession and Mechanic's Lien Affidavits by David T. Ting, Trustee of The Arlington Land Realty Trust and by David T. Ting and Janet M. Corpus as Trustees of the Y & M Trust, in order to delete or modify the exceptions set forth in Schedule B, Section II, Standard Exceptions, Paragraphs Nos. 1 and 2 hereof.
7. Receipt of current ALTA/ACSM Survey (the "Survey") and Surveyor's Report, including Surveyor's Certification that the property described in Exhibit A hereof is the same as on the Survey, in order to delete or modify the exception set forth in Schedule B, Section II, Standard Exceptions, Paragraph No. 3 hereof. Said Survey must locate all recorded exceptions set forth in Schedule B, Section II hereof. The Company reserves the right to raise any additional exceptions and/or requirements as it deems necessary on receipt of the Survey.
8. Issuance of a final title insurance policy is conditioned upon payment of all title premium(s) due in connection with said policy(ies) at the present applicable rates as well as full payment of all examination and counsel fees of Bloomenthal & de Bastos LLC ("B & D"), and all recording and other costs and/or disbursements incurred by the Company and/or its Agent relative to this transaction.
9. This Commitment is issued on the basis that B & D will issue the title insurance policy(ies) contemplated by this Commitment and that the information contained herein is provided solely for the use of the party to whom it is delivered by B & D. No reliance upon this Commitment may be made by anyone other than said party without the express written consent of B & D. Any reliance upon or use of this Commitment at any time by another party is strictly prohibited unless otherwise expressly authorized in writing by B & D and may give rise to a claim in favor of B & D for fees and charges.
10. Upon full disclosure to the Company of the nature and scope of this transaction and its review and approval of the closing documents, including updated certifications of title, the Company reserves the right to raise such other and further exceptions and issue requirements as it deems appropriate.
11. **As to Parcels I-V**, record and file a Trustee's Certificate which certifies that (a) David T. Ting is the sole incumbent Trustee of Arlington Land Realty Trust (the "Arlington Land Realty Trust"), (b) the Arlington Land Realty Trust remains in full force and effect, not having been amended, revoked or terminated, (c) all beneficiaries of the Arlington Land Realty Trust are alive (or not deceased for less than ten years) and legally competent, not minors, not a corporation, Limited Partnership, General Partnership, Limited Liability Partnership, Limited Liability Company, Joint Venture, Joint Stock Company, Business Trust and not-for-profit unincorporated association selling all or substantially all of its assets in Massachusetts, not a personal representative of an estate subject to a requirement to file an estate tax return, and (d) all beneficiaries of the Arlington Land Realty Trust have duly directed and authorized said Trustee in writing to execute, acknowledge and deliver the Quitclaim Deed to the proposed insured owner for the consideration stated therein and to execute, acknowledge and deliver all other documents necessary or convenient to effect said transaction.

12. **As to Parcel VI**, record a Trustee's Certificate which certifies that (a) David T. Ting and Janet M. Corpus are the sole incumbent Trustees of the Y & M Trust (the "Y & M Trust"), (b) the Y & M Trust remains in full force and effect, not having been amended, revoked or terminated, (c) all beneficiaries of the Y & M Trust are alive (or not deceased for less than ten years) and legally competent, not minors, not a corporation, Limited Partnership, General Partnership, Limited Liability Partnership, Limited Liability Company, Joint Venture, Joint Stock Company, Business Trust and not-for-profit unincorporated association selling all or substantially all of its assets in Massachusetts, not a personal representative of an estate subject to a requirement to file an estate tax return, and (d) all beneficiaries of the Y & M Trust have duly directed and authorized said Trustees in writing to execute, acknowledge and deliver the Quitclaim Deed to the proposed insured owner for the consideration stated therein and to execute, acknowledge and deliver all other documents necessary or convenient to effect said transaction.
13. Record and file current (dated within 60 days of filing documents at the Registry District of the Land Court) Good Standing Certificate of the Massachusetts Secretary of State for any limited liability company which identifies the manager(s) and person(s) authorized to act with respect to real property.
14. In the case of corporate signatories, documents must be signed by the President or Vice President and the Treasurer or Assistant Treasurer of the respective corporations. Alternatively, corporate resolutions which authorize the signatories on the documents must be recorded and filed with a clerk's certificate of incumbency.

Schedule B, Section II – Exceptions

Commitment No. 13 (Amended September 2, 2015) File No. B15-204

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hercof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Standard Exceptions:

1. Rights, interests or claims of present tenants, lessees or parties in possession.
2. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Easements or claims of easements not shown by the public records, title to filled land (if any), discrepancies, conflicts in boundary lines, overlaps, encroachments and any facts which an accurate and complete survey and inspection of the premises would disclose.

Special Exceptions:

1. Such state of facts as disclosed by current Certificates of Municipal Liens; lien(s) for unpaid water, sewer and other municipal charges and assessments, if any.
2. Title to and rights of the public and others entitled thereto in and to so much of the insured premises lying within the bounds of adjacent streets or ways.
3. The exact area of square footage being other than as stated in the Schedule A description of the insured premises and/or the plan(s) therein referred to.
4. Rights and easements so far as applicable set forth in a Deed from George L. Thorndike et al to Herbert F. Allen, dated October 31, 1900, duly recorded in Book 2864, Page 132; in a Deed from said Thorndike et al to Thomas Folsom, dated June 25, 1900, duly recorded in Book 2828, Page 445; and in a Deed from said Allen to William Morgan Co., dated May 29, 1923, duly recorded in Book 4621, Page 470.
5. Rights in favor of the Town of Arlington so far as applicable, set forth in a taking by the Town of Arlington duly recorded on June 3, 1927, in Book 5105, Page 202; and in another taking by said Town of Arlington, duly recorded on April 21, 1933, in Book 5715, Page 386.

NOTE: This Policy insures that language in the instruments referred to in Paragraphs Nos. 4 and 5 above are confined to that part of said land across which Thorndike Street Extension runs as shown on L.C. Plan No. 18030A.

6. Restrictions, agreements, rights, regulations and easements as set forth in a Deed from the Trustees under the Will of John P. Squire to the Commonwealth of Massachusetts, dated October 15, 1908 and recorded in Book 3407, Page 224 (affects Parcel II, Lot U and Parcel III, Lot T).

7. Agreement between Franklin Wyman et al and Herbert F. Allen, granting right to use strip of land marked Burch Street shown on plan recorded in Plan Book 375, Page 7, filed as Document 72000 (affects Parcel III, Lot T).
8. Taking by the Town of Arlington of easement in Burch Street for water purposes dated May 9, 1932, filed as Document 119202 (affects Parcel III, Lot T).
9. Easement as set forth in taking recorded with Middlesex South District Deeds in Book 7777, Page 144 (affects Parcel IV, Lot B and Parcel V).
10. Taking by the Town of Arlington of easement for sewer purposes dated April 26, 1965, recorded in Book 10833, Page 440.
11. Taking by the Town of Arlington for layout of Burch Street from Dorothy Road to Edith Street dated May 7, 1951, filed as Document No. 249998.
12. Taking by the Town of Arlington of easement for main drains and sewer purposes dated April 26, 1965, filed as Document No. 419204.
13. Taking (Layout No. 6103 and Order of Taking) by Massachusetts Department of Public Works for alteration of State Highway (Route 2) dated January 3, 1973, filed as Document No. 507041.
14. Order of Taking by Town of Arlington for layout of Dorothy Road as a public way dated April 21, 1959, recorded in Book 9357, Page 435.
15. Order of Taking by Arlington Board of Public Works for sewer purposes dated November 22, 1948, recorded in Book 7368, Page 352 (affects Parcel V).
16. Order of Taking by Arlington Board of Public Works for sewer purposes dated December 6, 1948, recorded in Book 7372, Page 128 (affects Parcel V).
17. Order of Taking by Arlington Board of Public Works for water purposes dated December 6, 1948, recorded in Book 7372, Page 131 (affects Parcel V).
18. Order of Taking by Arlington Board of Public Works for water purposes dated December 6, 1948, recorded in Book 7372, Page 133 (affects Parcel V).
19. Limited and non access provisions of Layout No. 5211 and Order of Taking by Massachusetts Department of Public Works for the alteration and layout of State Highway, known as the Concord Turnpike (Route 2) dated March 20, 1962, recorded in Book 10006, Page 346 (affects Parcel V).
20. Order of Taking by Massachusetts Department of Transportation of temporary easements dated July 30, 2014, filed as Document No.1677837.
21. Taking for construction and operation of sewer by Town of Arlington dated January 24, 1966, recorded in Book 11038, Page 248 (affects Parcel VI).
22. Provisions of Layout No. 5584 and Order of Taking by Massachusetts Department of Public Works for the alteration and layout of State Highway, known as the Concord Turnpike (Route 2) dated May 17, 1966, recorded in Book 11123, Page 51 (affects Parcel VI).

NOTE: This Policy omits any covenants, condition or restriction referred to above, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal law, except to the extent that said covenants, conditions or restrictions are permitted by applicable state or federal law.

EXHIBIT A

Those certain parcels of land with the buildings and improvements thereon located in Arlington, Middlesex County, Massachusetts, being more particularly described as follows:

Parcel I – Unnumbered lot (Registered Land)

That certain parcel of land situate in Arlington in the County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

WESTERLY by land now or formerly of Franklin Wyman et al, one hundred and three feet;

NORTHERLY by lands of sundry adjoining owners as shown on plan hereinafter mentioned, three hundred sixty-five and 51/100 feet;

NORTHEASTERLY by land now or formerly of Josiah Crosby, one hundred and thirty-seven feet;

EASTERLY by land now or formerly of the Boston and Maine Railroad, thirty and 32/100 feet; and

SOUTHERLY by a line in part crossing Thorndike Street Extension and by land now or formerly of the Town of Arlington, four hundred seventy-nine and 83/100 feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 326, Page 201, with Certificate 50063.

Together with the benefit of the rights and easements so far as applicable set forth in a Deed from George L. Thorndike et al to Herbert F. Allen, dated October 31, 1900, duly recorded in Book 2864, Page 132; in a Deed from said Thorndike et al to Thomas Folsom, dated June 25, 1900, duly recorded in Book 2828, Page 445; and in a Deed from said Allen to William Morgan Co., dated May 29, 1923, duly recorded in Book 4621, Page 470.

There is appurtenant to the above described land a right of way southerly over said Thorndike Street extension and over the Railroad location shown on said plan as set forth in a stipulation between The Arlington National Bank and the Boston and Maine Railroad, filed October 27, 1941, being Document 176499; and also in another stipulation with the Arlington Construction Company, filed November 7, 1941, being Document 176500.

Parcel II – Lot U (Registered Land)

Also another certain parcel of land, situate in said Arlington bounded and described as follows:

SOUTHWESTERLY by the line of the State Highway, five hundred fourteen and 86/100 feet;

NORTHWESTERLY by land now or formerly of Franklin Wyman et al, by two lines measuring together as shown on plan hereinafter mentioned, four hundred ninety-six and 73/100 feet;

SOUTHWESTERLY by said Wyman et al land, one hundred six and 19/100 feet;

NORTHERLY by Lots 24, 207, 206, 205 and by the end of Parker Street and by Lots 204 and 203 on said plan, three hundred thirty-four and 93/100 feet;

NORTHEASTERLY by Lots 317, 316, V and T on said plan one hundred ninety-nine and 75/100 feet;

SOUTHERLY by said Lot T, ninety feet; and

SOUTHEASTERLY by said Lot T by three lines measuring together as shown on said plan, five hundred sixty-nine and 52/100 feet.

Said parcel is shown as Lot U on said plan.

Parcel III – Lot T (Registered Land)

Also another certain parcel of land situate in said Arlington, bounded and described as follows:

SOUTHWESTERLY by the line of the State Highway, five hundred forty-nine and 14/100 feet;

NORTHWESTERLY four hundred nineteen and 27/100 feet;

WESTERLY one hundred fifty and 25/100 feet;

NORTHERLY ninety feet, and

WESTERLY twenty and 80/100 feet, all by Lot U as shown on said plan hereinafter mentioned;

NORTHERLY by Lot V and by a line in Burtch Street as shown on said plan, one hundred and ten feet; and

EASTERLY by said Burtch Street and by lands now or formerly of Charles F. Crosby et al, of The Arlington National Bank and of Herbert F. Allen, eight hundred fifty-three and 15/100 feet.

Said parcel is shown as Lot T on said plan.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 480, Page 437, with Certificate 71976.

Parcel IV – Lot B (Unregistered Land)

A certain parcel of land being shown as lot lettered "B" on plan entitled "Compiled Plan of Land in Arlington, Mass." Kenneth B. Oates, Civil Engineer, dated October 1, 1954, recorded in Middlesex South District Registry of Deeds, and being further bounded and described, as shown on said plan, as follows:

SOUTHWESTERLY by State Highway, 213.43 feet;

NORTHWESTERLY by land now or formerly of John J. Foley, said land of Foley being shown as Lots "A" and "B" on a plan entitled "Plan of Land in Cambridge and Arlington, Mass." dated November 9, 1936, Fred A. Joyce, Surveyor, recorded with Middlesex South District Deeds in Book 6079, Page 253, and by Lot "C" on said plan by Kenneth B. Oates, by two measurements 45.14 feet and 273.30 feet respectively;

WESTERLY by said Lot "C", 100 feet;

NORTHERLY by Dorothy Road, 300 feet;

EASTERLY by the westerly line of Lot 23 as shown on plan entitled "Plan of land in Arlington, Mass." dated October 25, 1945, T.F. Geary, Surveyor, recorded with Middlesex South District Deeds in Book 6929, Page 58, 100 feet;

NORTHERLY again, by the southerly line of said Lot 23 and by the southerly line of Lot 24A, as shown on plan entitled "Plan of Land in Arlington, Mass.", Chester F. Price, C.E., dated October 1941, recorded with Middlesex South District Deeds in Book 6548, Page 65, 71.1 feet;

EASTERLY and southeasterly by Lot "A" on said plan by Kenneth B. Oates which Lot "A" is also shown as Lot "U" on Plan 4351T heretofore referred to, being the first parcel above described, by three lines, 106.19 feet, 86 feet and 410.73 feet respectively.

Being the same premises shown as Lots "B1", "L", "K", "J", "H" and "G" on plan entitled "Plan of Land in Arlington, Mass." dated December 1950, C.E. Northrup, C.E., recorded with Middlesex South District Registry of Deeds in Book 7693, Page 405 (the "December 1950 Plan"). Note that Deeds recorded in Book 26580, Page 232 and Book 52027, Page 360 incorrectly recite Lots "D" and "E" instead of Lots "L" and "K" on the December 1950 Plan.

PARCEL V

A certain parcel of land situated on the southerly side of Dorothy Road at the southerly end of Littlejohn Street, in Arlington, Middlesex County, Massachusetts, bounded and described as follows:

NORTHERLY by Dorothy Road and the southerly end of Littlejohn Street, one hundred ninety-seven and 21/100 feet;

EASTERLY by land now or late of Star Market Co., one hundred feet;

SOUTHEASTERLY by the same land, one hundred sixty-nine and 30/100± feet;

SOUTHWESTERLY by land taken by the Department of Public Works on behalf of the Commonwealth of Massachusetts by Order of Taking dated March 20, 1962, and recorded with Middlesex South District Deeds, Book 10006, Page 346, for the alteration and widening of Concord Turnpike (known as Route 2), four hundred seventeen feet;

NORTHERLY
AGAIN by land now or late of Oneida Corporation, one hundred twenty-one± feet;

WESTERLY by the same land, twenty-six and 30/100 feet;

NORTHERLY
AGAIN by land now or late of Michael L. Sarno, one hundred ten and 35/100 feet;
and

EASTERLY by Littlejohn Street, forty-three and 20/100 feet.

Said premises are shown as Lot C on a plan dated October 1, 1954, by Kenneth B. Oates, C.E., recorded with said Deeds as Plan No. 1903 of 1954, in Book 8365, Page 547, except the portion thereof taken by said Order of

Taking and which is shown as Parcel 1 on a plan dated March 20, 1962, recorded with said Order of Taking as Plan No. 342 of 1962, in Book 10006, Page 348. Said parcel contains about 1.6 acres.

PARCEL VI

A certain parcel of land with the buildings, if any, thereon, situated in Arlington, Middlesex County, Massachusetts, bounded and described as follows:

Beginning on Wilson Avenue at the southwesterly corner of Lot 25, as shown on plan hereinafter referred to, and running

NORTHERLY 76° 12' 00" East to land now or formerly of Thomas J. and Delia M. Lee, four hundred thirty-six and 01/100 (436.01) feet; thence turning and running

SOUTHERLY by said land of Lee to a stone bound at land now or formerly of Wyman Brothers, one hundred twenty (120) feet, more or less; thence turning and running

NORTHWESTERLY by said land of Wyman Brothers to a point in the intersection of said Wilson Avenue and a State Highway known as Concord Turnpike; thence turning and running

NORTHWESTERLY and NORTHERLY by said intersection of said Concord Turnpike and said Wilson Avenue, eighty (80) feet, more or less, to the point of beginning.

Said premises are shown on a plan entitled "Subdivision of Land in Arlington, Mass., owned and developed by Caryl Realty Trust, John A. Cadario, Trustee" dated March 10, 1948, Everett M. Brooks Company, Civil Engineers, which plan is recorded with Middlesex South District Deeds, Book 7294, Page 367.

Less and excepting so much of the land that was taken by the Massachusetts Department of Public Works for the alteration and layout of State Highway, known as the Concord Turnpike (Route 2) dated May 17, 1966, recorded in Book 11123, Page 51.

Notwithstanding anything herein to the contrary, exact area and/or exact square footage is not insured.

NOT FOR CONSTRUCTION
THIS SURVEY IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
DATE: 10/10/2000
DRAWN BY: J. L. HARRIS
CHECKED BY: J. L. HARRIS

Precision Land Surveying, Inc.
35 Tumbled Road
Southborough, Massachusetts 01772
TEL: (508) 450-7189 FAX: (508) 970-0096
P-2013.02

Revisions	
No.	Description
1	Issue
2	Issue
3	Issue
4	Issue
5	Issue
6	Issue
7	Issue
8	Issue
9	Issue
10	Issue
11	Issue
12	Issue
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96	Issue
97	Issue
98	Issue
99	Issue
100	Issue

Drawn By: J. L. HARRIS
Checked By: J. L. HARRIS
Date: 10/10/2000

TETRA TECH NIZZO
One Court Street
Middlesex County, MA 01901-0005
TEL: (508) 552-2000
WWW.TETRA-TECH.COM

Oaktree Arlington
Project 200

ALTA/ACSM
Land Title Survey
(Middlesex County)
Arlington, MA
Scale: 1" = 40'
Date: 10/10/2000
Sheet No. 1 of 2

NOTE: The following is a summary of the survey data and findings. The survey was conducted on the 10th day of October, 2000, and the results are as follows:

1. Survey Data:

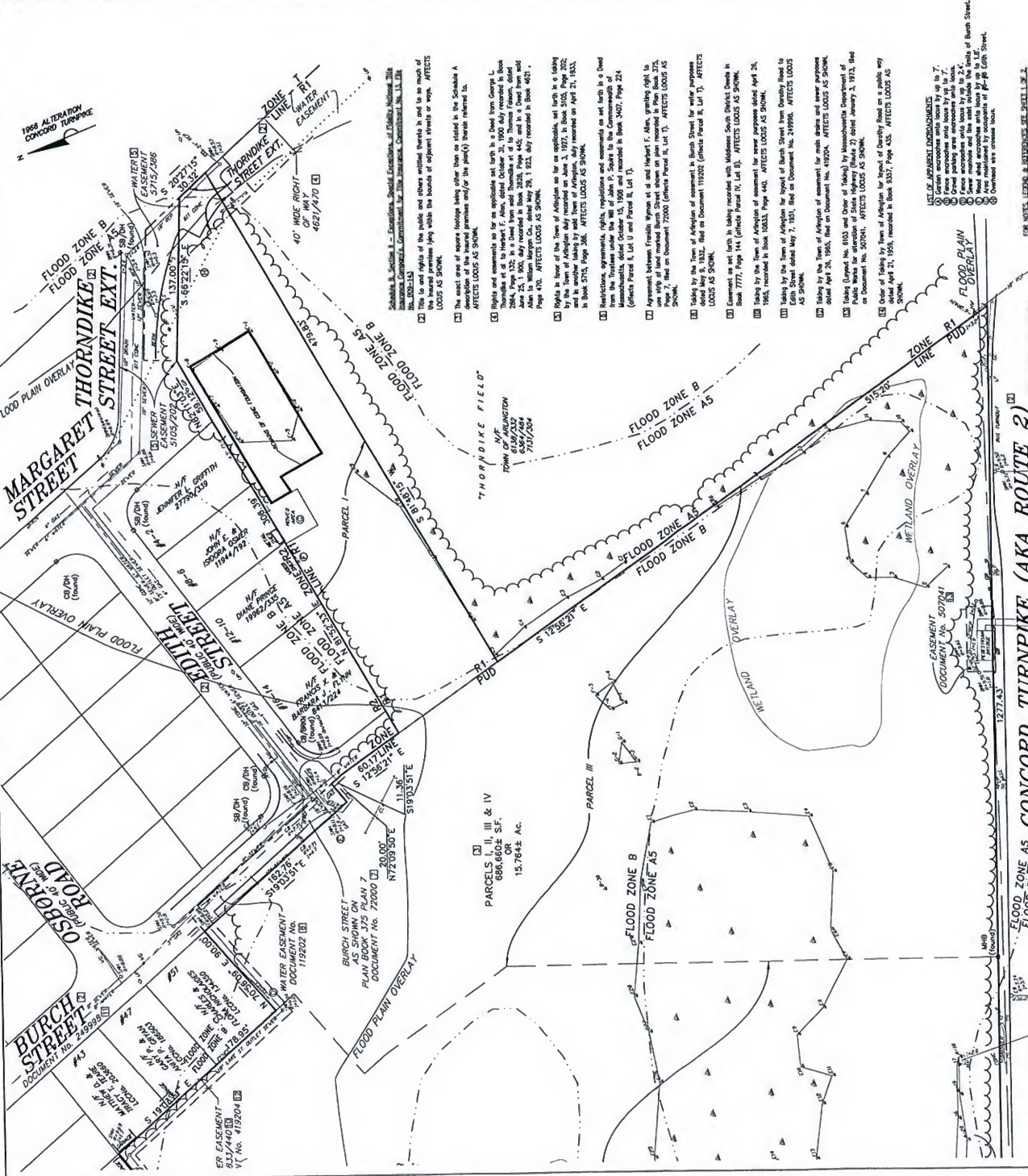
- The survey was conducted on the 10th day of October, 2000.
- The survey was conducted by J. L. Harris.
- The survey was conducted for the purpose of determining the boundaries of the property.
- The survey was conducted in accordance with the standards of the Massachusetts Board of Registration of Professional Land Surveyors.

2. Findings:

- The survey found that the boundaries of the property are as shown on the attached map.
- The survey found that the area of the property is approximately 100,000 square feet.
- The survey found that the area of the property is approximately 100,000 square feet.

3. Conclusion:

The survey found that the boundaries of the property are as shown on the attached map. The area of the property is approximately 100,000 square feet.




LEGEND:

- 1. Flood Zone A
- 2. Flood Zone B
- 3. Flood Zone C
- 4. Easement No. 507041
- 5. Easement No. 507042
- 6. Thordike Street
- 7. Margaret Street
- 8. Concord Turnpike (AKA ROUTE 2)
- 9. Flood Zone AS
- 10. Flood Zone BS
- 11. Flood Zone CS
- 12. Easement No. 507041
- 13. Easement No. 507042
- 14. Thordike Street
- 15. Margaret Street
- 16. Concord Turnpike (AKA ROUTE 2)
- 17. Flood Zone AS
- 18. Flood Zone BS
- 19. Flood Zone CS
- 20. Easement No. 507041
- 21. Easement No. 507042
- 22. Thordike Street
- 23. Margaret Street
- 24. Concord Turnpike (AKA ROUTE 2)
- 25. Flood Zone AS
- 26. Flood Zone BS
- 27. Flood Zone CS
- 28. Easement No. 507041
- 29. Easement No. 507042
- 30. Thordike Street
- 31. Margaret Street
- 32. Concord Turnpike (AKA ROUTE 2)
- 33. Flood Zone AS
- 34. Flood Zone BS
- 35. Flood Zone CS
- 36. Easement No. 507041
- 37. Easement No. 507042
- 38. Thordike Street
- 39. Margaret Street
- 40. Concord Turnpike (AKA ROUTE 2)
- 41. Flood Zone AS
- 42. Flood Zone BS
- 43. Flood Zone CS
- 44. Easement No. 507041
- 45. Easement No. 507042
- 46. Thordike Street
- 47. Margaret Street
- 48. Concord Turnpike (AKA ROUTE 2)
- 49. Flood Zone AS
- 50. Flood Zone BS
- 51. Flood Zone CS
- 52. Easement No. 507041
- 53. Easement No. 507042
- 54. Thordike Street
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- 97. Flood Zone AS
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- 100. Easement No. 507041
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- 116. Easement No. 507041
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- 118. Thordike Street
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- 120. Concord Turnpike (AKA ROUTE 2)
- 121. Flood Zone AS
- 122. Flood Zone BS
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- 124. Easement No. 507041
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- 126. Thordike Street
- 127. Margaret Street
- 128. Concord Turnpike (AKA ROUTE 2)
- 129. Flood Zone AS
- 130. Flood Zone BS
- 131. Flood Zone CS
- 132. Easement No. 507041
- 133. Easement No. 507042
- 134. Thordike Street
- 135. Margaret Street
- 136. Concord Turnpike (AKA ROUTE 2)
- 137. Flood Zone AS
- 138. Flood Zone BS
- 139. Flood Zone CS
- 140. Easement No. 507041
- 141. Easement No. 507042
- 142. Thordike Street
- 143. Margaret Street
- 144. Concord Turnpike (AKA ROUTE 2)
- 145. Flood Zone AS
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- 147. Flood Zone CS
- 148. Easement No. 507041
- 149. Easement No. 507042
- 150. Thordike Street
- 151. Margaret Street
- 152. Concord Turnpike (AKA ROUTE 2)
- 153. Flood Zone AS
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- 156. Easement No. 507041
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- 158. Thordike Street
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- 160. Concord Turnpike (AKA ROUTE 2)
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- 164. Easement No. 507041
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- 166. Thordike Street
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- 620. Easement No. 507041
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- 625. Flood Zone AS
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- 628. Easement No. 507041
- 629. Easement No. 507042
- 630. Thordike Street
- 631. Margaret Street
- 632. Concord Turnpike (AKA ROUTE 2)
- 633. Flood Zone AS
- 634. Flood Zone BS
- 635. Flood Zone CS
- 636. Easement No. 507041
- 637. Easement No. 507042
- 638. Thordike Street
- 639. Margaret Street
- 640. Concord Turnpike (AKA ROUTE 2)
- 641. Flood Zone AS
- 642. Flood Zone BS
- 643. Flood Zone

Sodas 1" = 40'
Job No.: P-3013.02
Sheet No. 1 of 2
File Name: 30130211.dwg



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UNDERGROUND UTILITIES WERE COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE. BEFORE DESIGN AND CONSTRUCTION CALL "DIG" 1-888-344-7233. SOME DATA IS CONFLICTING.

FOR DISTRIBUTION TO THE PUBLIC, SECTION 2, ITEM 202, PART 1, B, 2.

8



2015 00157834

Bk: 66082 Pg: 488 Doc: DEED
Page: 1 of 8 09/16/2015 02:01 PM

Property Address: Land on Concord Turnpike, Thorndike Street Extension and Dorothy Road, Arlington, Massachusetts

DEED

DAVID T. TING, as TRUSTEE of ARLINGTON LAND REALTY TRUST under Declaration of Trust dated as of December 15, 2008 and filed with Middlesex South Registry District of the Land Court as Document No. 1489185 and recorded with Middlesex South District Registry of Deeds in Book 52027, Page 352 ("Grantor"), having a mailing address c/o Mugar Enterprises, Inc., 222 Berkeley Street, Boston, Massachusetts 02116, for consideration of Ten Dollars (\$10.00) paid, hereby GRANTS to ARLINGTON LAND REALTY LLC, a Massachusetts limited liability company (the "Grantee"), having a mailing address c/o Mugar Enterprises, Inc., 222 Berkeley Street, Boston, Massachusetts 02116, with QUITCLAIM COVENANTS, those certain parcels of land with the buildings and other improvements thereon located in Arlington, Middlesex County, Massachusetts, being more particularly described as follows:

PARCEL I (Registered Land)

That certain parcel of land situate in Arlington in the County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

Westerly	by land now or formerly of Franklin Wyman et al, one hundred and three feet;
Northerly	by lands of sundry adjoining owners as shown on plan hereinafter mentioned, three hundred sixty-five and 51/100 feet;
Northeasterly	by land now or formerly of Josiah Crosby, one hundred and thirty-seven feet;
Easterly	by land now or formerly of the Boston and Main Railroad, thirty and 32/100 feet; and
Southerly	by a line in part crossing Thorndike Street Extension and by land now or formerly of the Town of Arlington, four hundred seventy-nine and 83/100 feet.

Dep n Ld Ct

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 326, Page 201, with Certificate 50063.

The above described land is subject to, and has the benefit of, the rights and easements so far as applicable set forth in a deed from George L. Thorndike et al to Herbert F. Allen, dated October 31, 1900, duly recorded in Book 2864, Page 132; in a deed from said Thorndike et al to Thomas Folsom, dated June 25, 1900, duly recorded in Book 2828, Page 445; and in a deed from said Allen to William Morgan Co., dated May 29, 1923, duly recorded in Book 4621, Page 470.

The above described land is subject to certain rights in favor of the Town of Arlington so far as applicable, set forth in a taking by the Town of Arlington duly recorded on June 3, 1927, in Book 5105, Page 202; and in another taking by said Town of Arlington, duly recorded on April 21, 1933, in Book 5715, Page 386.

So far as encumbrances on the above described land are concerned the language in the instruments referred to above are confined to that part of said land across which Thorndike Street Extension runs as shown on said plan.

There is appurtenant to the above described land a right of way southerly over said Thorndike Street extension and over the Railroad location shown on said plan as set forth in a stipulation between The Arlington National Bank and the Boston and Maine Railroad, filed October 27, 1941, being Document 176499; and also in another stipulation with the Arlington Construction Company, filed November 7, 1941, being Document 176500.

PARCEL II – Lot U (Registered Land)

Also another certain parcel of land, situate in said Arlington bounded and described as follows:

Southwesterly	by the line of the State Highway, five hundred fourteen and 86/100 feet;
Northwesterly	by land now or formerly of Franklin Wyman et al, by two lines measuring together as shown on plan hereinafter mentioned, four hundred ninety-six and 73/100 feet;
Southwesterly	by said Wyman et al land, one hundred six and 19/100 feet;
Northerly	by lots 24, 207, 206, 205 and by the end of Parker Street and by lots 204 and 203 on said plan, three hundred thirty-four and 93/100 feet;
Northeasterly	by lots 317, 316, V and T on said plan one hundred ninety-nine and 75/100 feet;
Southerly	by said lot T, ninety feet; and

Southeasterly by said lot T by three lines measuring together as shown on said plan, five hundred sixty-nine and 52/100 feet.

Said parcel is shown as lot U on said plan.

PARCEL III – Lot T (Registered Land)

Also another certain parcel of land situate in said Arlington, bounded and described as follows:

Southwesterly by the line of the State Highway, five hundred forty-nine and 14/100 feet;
Northwesterly four hundred nineteen and 27/100 feet;
Westerly one hundred fifty and 25/100 feet,
Northerly ninety feet, and
Westerly twenty and 80/100 feet, all by lot U as shown on said plan hereinafter mentioned;
Northerly by lot V and by a line in Burch Street as shown on said plan, one hundred and ten feet; and
Easterly by said Burch Street and by lands now or formerly of Charles F. Crosby et al, of The Arlington National Bank and of Herbert F. Allen, eight hundred fifty-three and 15/100 feet.

Said parcel is shown as lot T on said plan.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 480, Page 437, with Certificate 71976.

Said lots U and T are subject to and have the benefit of the restrictions, agreements, rights, regulations and easements as set forth in a deed given by the Trustees under the will of John P. Squire to the Commonwealth of Massachusetts, dated October 15, 1908 and recorded with Middlesex South District Deeds, Book 3407, Page 224.

Said lot T is subject to an Agreement between Franklin Wyman et al and Herbert F. Allen, granting right to use strip of land marked Burch Street shown on recorded Plan Book 375, Page 7, Document 72000.

Said lot T is subject to a Taking by the Town of Arlington for Easement in Burch Street for water purposes, Document 119202.

Said lot T is subject to a Taking by the Town of Arlington for laying out Burch Street and Assessment, Document 249998.

PARCEL IV – Lot B (Unregistered Land)

A certain parcel of land being shown as lot lettered "B" on plan entitled "Compiled Plan of Land in Arlington, Mass." Kenneth B. Oates, Civil Engineer, dated October 1, 1954, recorded in Middlesex South District Registry of Deeds, and being further bounded and described, as shown on said plan, as follows:

SOUTHWESTERLY by State Highway, 213.43 feet;

NORTHWESTERLY by land now or formerly of John J. Foley, said land of Foley being shown as lots "A" and "B" on a plan entitled "Plan of Land in Cambridge and Arlington, Mass." dated November 9, 1936, Fred A. Joyce, Surveyor, recorded with Middlesex South District Deeds in Book 6079, Page 253, and by Lot "C" on said plan by Kenneth B. Oates, by two measurements 45.14 feet and 273.30 feet respectively;

WESTERLY by said lot "G", 100 feet;

NORTHERLY by Dorothy Road, 300 feet;

EASTERLY by the WESTERLY line of lot 23 as shown on plan entitled "Plan of land in Arlington, Mass." dated October 25, 1945, T. F. Geary, Surveyor, recorded with Middlesex South District Deeds in Book 6929, Page 58, 100 feet;

NORTHERLY again, by the SOUTHERLY line of said lot 23 and by the SOUTHERLY line of Lot 24A, as shown on plan entitled "Plan of Land in Arlington, Mass.", Chester F. Price, C.E., dated October 1941, recorded with Middlesex South District Deeds in Book 6548, Page 65, 71.1 feet;

EASTERLY and SOUTHEASTERLY by lot "A" on said plan by Kenneth B. Oates which lot "A" is also shown as lot "U" on Plan 4351T heretofore referred to, being the first parcel above described, by three lines, 106.19 feet, 86 feet and 410.73 feet respectively.

Being the same premises shown as lots "B1", "L", "K", "J", "H" and "G" on plan entitled "Plan of Land in Arlington, Mass." dated December 1950, C. E. Northrup, C. E., recorded with Middlesex South District Registry of Deeds in Book 7693, Page 405.

Subject to easement as set forth in taking recorded with Middlesex South District Deeds in Book 7777, Page 144, with the benefit of restrictions set forth in deeds recorded with Middlesex South District Deeds in Book 6079, Page 253, and in Book 5972, Page

599, and subject to restrictions of record, if any, insofar as same are now in force and effect.

Both of said parcels are subject to takings for State Highway and to betterment assessments, if any.

PARCEL V (Unregistered Land)

A certain parcel of land situated on the southerly side of Dorothy Road at the southerly end of Littlejohn Street, in Arlington, Middlesex County, Massachusetts, bounded and described as follows:

NORTHERLY	by Dorothy Road and the southerly end of Littlejohn Street, one hundred ninety-seven and 21/100 feet;
EASTERLY	by land now or late of Star Market Co., one hundred feet;
SOUTHEASTERLY	by the same land, one hundred sixty-nine and 30/100± feet;
SOUTHWESTERLY	by land taken by the Department of Public Works on behalf of the Commonwealth of Massachusetts by Order of Taking dated March 20, 1962, and recorded with Middlesex South District Deeds in Book 10006, Page 346, for the alteration and widening of Concord Turnpike (known as Route 2), four hundred seventeen feet;
NORTHERLY AGAIN	by land now or late of Oneida Corporation, one hundred twenty-one± feet;
WESTERLY	by the same land, twenty-six and 30/100 feet;
NORTHERLY AGAIN	by land now or late of Michael L. Sarno, one hundred ten and 35/100 feet; and
EASTERLY	by Littlejohn Street, forty-three and 20/100 feet.

Said premises are shown as Lot C on a plan dated October 1, 1954, by Kenneth B. Oates, C.E., recorded with said Deeds as Plan No. 1903 of 1954, in Book 8365, Page 547, except the portion thereof taken by said Order of Taking and which is shown as Parcel 1 on a plan dated March 20, 1962, recorded with said Order of Taking as Plan No. 342 of 1962, in Book 10006, Page 348. Said parcel contains about 1.6 acres.

Or however otherwise said premises may be bounded or described and be all or any of said measurements or contents more or less, being a portion of the premises conveyed to said Thomas J. Lee and Delia M. Lee, as tenants by the entirety, by Charles F. Wyman and others, Trustees of the Wyman Bros. Realty Trust, by deed dated July 5, 1939 and recorded with said Deeds in Book 6306, Page 105.

Said premises are subject to Takings made by the Town of Arlington recorded in Book 7372, Page 128; Book 7372, Page 131; Book 7372, Page 133; Book 7368, Page 352; Book 7777, Page 144 and Book 9357, Page 435. Said premises are also subject to takings for State Highway and to betterment assessments, if any.

PARCEL VI (Unregistered Land)

A certain parcel of land with the improvements thereon located in Arlington, Middlesex County, Massachusetts, being more particularly described as follows:

Beginning on Wilson Avenue at the southwesterly corner of Lot 25, as shown on plan hereinafter referred to, and running

NORTHERLY 76° 12' 00" East to land now or formerly of Thomas J. and Delia M. Lee, four hundred thirty-six and 01/100 (436.01) feet; thence turning and running

SOUTHERLY by said land of Lee to a stone bound at land now or formerly of Wyman Brothers, one hundred twenty (120) feet, more or less; thence turning and running

NORTHWESTERLY by said land of Wyman Brothers to a point in the intersection of said Wilson Avenue and a State Highway known as Concord Turnpike; thence turning and running

NORTHWESTERLY and NORTHERLY by said intersection of said Concord Turnpike and said Wilson Avenue, eighty (80) feet, more or less, to the point of beginning.

Said premises are shown on a plan entitled "Subdivision of Land in Arlington, Mass., owned and developed by Caryl Realty Trust, John A. Cadario, Trustee" dated March 10, 1948, Everett M. Brooks Company, Civil Engineers, which plan is recorded with Middlesex South District Deeds, Book 7294, Page 367.

Less and excepting so much of the land that was taken by the Massachusetts Department of Public Works for the alteration and layout of State Highway, known as the Concord Turnpike (Route 2) dated May 17, 1966, recorded in Book 11123, Page 51.

The above-described premises are conveyed subject to and with the benefit of all easements, covenants and restrictions of record, insofar as the same are still in force and applicable.


For Grantor's title to Parcels I, II and III, see Certificate of Title No. 243354 in Registration Book 1363, Page 145 at Middlesex South Registry District of the Land Court. Said Parcels I through IV, being the same premises conveyed to the Grantor by Deed of Y&M Trust – Partnership A dated December 23, 2008, filed with Middlesex South Registry District of the Land Court as Document No. 1489184 and recorded with Middlesex South Registry of Deeds in Book 52027, Page 360. Said Parcel V being the same premises conveyed to the Grantor by Deed of David T. Ting and Robert A. Kaloosdian, as Trustees of Y&M Trust, dated November 12, 2009 and recorded with Middlesex South District Registry of Deeds in Book 53896, Page 300. Said Parcel VI being the same premises conveyed to the Grantor by Deed of David T. Ting and Janet M. Corpus, a Trustees of Y&M Trust, dated September 8, 2015 and recorded with Middlesex South District Registry of Deeds herewith.

The consideration for this conveyance is less than \$100.00, and no excise tax is imposed by law.

Grantor certifies that Arlington Land Realty Trust and the beneficiaries thereof are not classified during their current taxable year as a corporation for federal income taxes purposes.

[Balance of Page Intentionally left blank; Signature Page follows]

EXECUTED under seal as of the 8 day of SEPTEMBER, 2015.


David T. Ting, as Trustee of Arlington
Land Realty Trust, and not individually

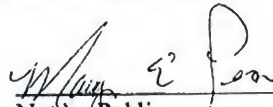
COMMONWEALTH OF MASSACHUSETTS)

) ss.

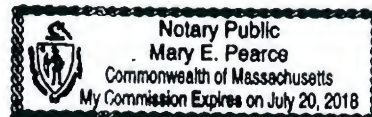
County of Suffolk

)

On this 8th day of September, 2015, before me, the undersigned notary public, personally appeared David T. Ting, as Trustee of Arlington Land Realty Trust, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Notary Public

My Commission Expires: July 20, 2018



[Signature Page to Deed from Arlington Land Realty Trust to Arlington Land Realty LLC]



2015 01710730
Bk: 1479 Pg: 27 Cert#: 280481
Doc: DEED 09/16/2015 01:51 PM

JOP
BLC

Property Address: Land on Concord Turnpike, Thorndike Street Extension and Dorothy Road, Arlington, Massachusetts

DEED

DAVID T. TING, as TRUSTEE of ARLINGTON LAND REALTY TRUST under Declaration of Trust dated as of December 15, 2008 and filed with Middlesex South Registry District of the Land Court as Document No. 1489185 and recorded with Middlesex South District Registry of Deeds in Book 52027, Page 352 ("Grantor"), having a mailing address c/o Mugar Enterprises, Inc., 222 Berkeley Street, Boston, Massachusetts 02116, for consideration of Ten Dollars (\$10.00) paid, hereby GRANTS to ARLINGTON LAND REALTY LLC, a Massachusetts limited liability company (the "Grantee"), having a mailing address c/o Mugar Enterprises, Inc., 222 Berkeley Street, Boston, Massachusetts 02116, with QUITCLAIM COVENANTS, those certain parcels of land with the buildings and other improvements thereon located in Arlington, Middlesex County, Massachusetts, being more particularly described as follows:

PARCEL I (Registered Land)

That certain parcel of land situate in Arlington in the County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

Westerly	by land now or formerly of Franklin Wyman et al, one hundred and three feet;
Northerly	by lands of sundry adjoining owners as shown on plan hereinafter mentioned, three hundred sixty-five and 51/100 feet;
Northeasterly	by land now or formerly of Josiah Crosby, one hundred and thirty-seven feet;
Easterly	by land now or formerly of the Boston and Main Railroad, thirty and 32/100 feet; and
Southerly	by a line in part crossing Thorndike Street Extension and by land now or formerly of the Town of Arlington, four hundred seventy-nine and 83/100 feet.

243354-1343-145

unnumb.
lot

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 326, Page 201, with Certificate 50063.

The above described land is subject to, and has the benefit of, the rights and easements so far as applicable set forth in a deed from George L. Thorndike et al to Herbert F. Allen, dated October 31, 1900, duly recorded in Book 2864, Page 132; in a deed from said Thorndike et al to Thomas Folsom, dated June 25, 1900, duly recorded in Book 2828, Page 445; and in a deed from said Allen to William Morgan Co., dated May 29, 1923, duly recorded in Book 4621, Page 470.

The above described land is subject to certain rights in favor of the Town of Arlington so far as applicable, set forth in a taking by the Town of Arlington duly recorded on June 3, 1927, in Book 5105, Page 202; and in another taking by said Town of Arlington, duly recorded on April 21, 1933, in Book 5715, Page 386.

So far as encumbrances on the above described land are concerned the language in the instruments referred to above are confined to that part of said land across which Thorndike Street Extension runs as shown on said plan.

There is appurtenant to the above described land a right of way southerly over said Thorndike Street extension and over the Railroad location shown on said plan as set forth in a stipulation between The Arlington National Bank and the Boston and Maine Railroad, filed October 27, 1941, being Document 176499; and also in another stipulation with the Arlington Construction Company, filed November 7, 1941, being Document 176500.

PARCEL II - Lot U (Registered Land)

Also another certain parcel of land, situate in said Arlington bounded and described as follows:

Southwesterly	by the line of the State Highway, five hundred fourteen and 86/100 feet;
Northwesterly	by land now or formerly of Franklin Wyman et al, by two lines measuring together as shown on plan hereinafter mentioned, four hundred ninety-six and 73/100 feet;
Southwesterly	by said Wyman et al land, one hundred six and 19/100 feet;
Northerly	by lots 24, 207, 206, 205 and by the end of Parker Street and by lots 204 and 203 on said plan, three hundred thirty-four and 93/100 feet;
Northeasterly	by lots 317, 316, V and T on said plan one hundred ninety-nine and 75/100 feet;
Southerly	by said lot T, ninety feet; and

Southeasterly by said lot T by three lines measuring together as shown on said plan, five hundred sixty-nine and 52/100 feet.

Said parcel is shown as lot U on said plan.

PARCEL III – Lot T (Registered Land)

Also another certain parcel of land situate in said Arlington, bounded and described as follows:

Southwesterly	by the line of the State Highway, five hundred forty-nine and 14/100 feet;
Northwesterly	four hundred nineteen and 27/100 feet;
Westerly	one hundred fifty and 25/100 feet,
Northerly	ninety feet, and
Westerly	twenty and 80/100 feet, all by lot U as shown on said plan hereinafter mentioned;
Northerly	by lot V and by a line in Burch Street as shown on said plan, one hundred and ten feet; and
Easterly	by said Burch Street and by lands now or formerly of Charles F. Crosby et al, of The Arlington National Bank and of Herbert F. Allen, eight hundred fifty-three and 15/100 feet.

Said parcel is shown as lot T on said plan.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 480, Page 437, with Certificate 71976.

Said lots U and T are subject to and have the benefit of the restrictions, agreements, rights, regulations and easements as set forth in a deed given by the Trustees under the will of John P. Squire to the Commonwealth of Massachusetts, dated October 15, 1908 and recorded with Middlesex South District Deeds, Book 3407, Page 224.

Said lot T is subject to an Agreement between Franklin Wyman et al and Herbert F. Allen, granting right to use strip of land marked Burch Street shown on recorded Plan Book 375, Page 7, Document 72000.

Said lot T is subject to a Taking by the Town of Arlington for Easement in Burch Street for water purposes, Document 119202.

Said lot T is subject to a Taking by the Town of Arlington for laying out Burch Street and Assessment, Document 249998.

PARCEL IV – Lot B (Unregistered Land)

A certain parcel of land being shown as lot lettered "B" on plan entitled "Compiled Plan of Land in Arlington, Mass." Kenneth B. Oates, Civil Engineer, dated October 1, 1954, recorded in Middlesex South District Registry of Deeds, and being further bounded and described, as shown on said plan, as follows:

SOUTHWESTERLY by State Highway, 213.43 feet;

NORTHWESTERLY by land now or formerly of John J. Foley, said land of Foley being shown as lots "A" and "B" on a plan entitled "Plan of Land in Cambridge and Arlington, Mass." dated November 9, 1936, Fred A. Joyce, Surveyor, recorded with Middlesex South District Deeds in Book 6079, Page 253, and by Lot "C" on said plan by Kenneth B. Oates, by two measurements 45.14 feet and 273.30 feet respectively;

WESTERLY by said lot "G", 100 feet;

NORTHERLY by Dorothy Road, 300 feet;

EASTERLY by the WESTERLY line of lot 23 as shown on plan entitled "Plan of land in Arlington, Mass." dated October 25, 1945, T. F. Geary, Surveyor, recorded with Middlesex South District Deeds in Book 6929, Page 58, 100 feet;

NORTHERLY again, by the SOUTHERLY line of said lot 23 and by the SOUTHERLY line of Lot 24A, as shown on plan entitled "Plan of Land in Arlington, Mass.", Chester F. Price, C.E., dated October 1941, recorded with Middlesex South District Deeds in Book 6548, Page 65, 71.1 feet;

EASTERLY and SOUTHEASTERLY by lot "A" on said plan by Kenneth B. Oates which lot "A" is also shown as lot "U" on Plan 4351T heretofore referred to, being the first parcel above described, by three lines, 106.19 feet, 86 feet and 410.73 feet respectively.

Being the same premises shown as lots "B1", "L", "K", "J", "H" and "G" on plan entitled "Plan of Land in Arlington, Mass." dated December 1950, C. E. Northrup, C. E., recorded with Middlesex South District Registry of Deeds in Book 7693, Page 405.

Subject to easement as set forth in taking recorded with Middlesex South District Deeds in Book 7777, Page 144, with the benefit of restrictions set forth in deeds recorded with Middlesex South District Deeds in Book 6079, Page 253, and in Book 5972, Page

599, and subject to restrictions of record, if any, insofar as same are now in force and effect.

Both of said parcels are subject to takings for State Highway and to betterment assessments, if any.

PARCEL V (Unregistered Land)

A certain parcel of land situated on the southerly side of Dorothy Road at the southerly end of Littlejohn Street, in Arlington, Middlesex County, Massachusetts, bounded and described as follows:

NORTHERLY	by Dorothy Road and the southerly end of Littlejohn Street, one hundred ninety-seven and 21/100 feet;
EASTERLY	by land now or late of Star Market Co., one hundred feet;
SOUTHEASTERLY	by the same land, one hundred sixty-nine and 30/100± feet;
SOUTHWESTERLY	by land taken by the Department of Public Works on behalf of the Commonwealth of Massachusetts by Order of Taking dated March 20, 1962, and recorded with Middlesex South District Deeds in Book 10006, Page 346, for the alteration and widening of Concord Turnpike (known as Route 2), four hundred seventeen feet;
NORTHERLY AGAIN	by land now or late of Oneida Corporation, one hundred twenty-one± feet;
WESTERLY	by the same land, twenty-six and 30/100 feet;
NORTHERLY AGAIN	by land now or late of Michael L. Sarno, one hundred ten and 35/100 feet; and
EASTERLY	by Littlejohn Street, forty-three and 20/100 feet.

Said premises are shown as Lot C on a plan dated October 1, 1954, by Kenneth B. Oates, C.E., recorded with said Deeds as Plan No. 1903 of 1954, in Book 8365, Page 547, except the portion thereof taken by said Order of Taking and which is shown as Parcel 1 on a plan dated March 20, 1962, recorded with said Order of Taking as Plan No. 342 of 1962, in Book 10006, Page 348. Said parcel contains about 1.6 acres.

Or however otherwise said premises may be bounded or described and be all or any of said measurements or contents more or less, being a portion of the premises conveyed to said Thomas J. Lee and Delia M. Lee, as tenants by the entirety, by Charles F. Wyman and others, Trustees of the Wyman Bros. Realty Trust, by deed dated July 5, 1939 and recorded with said Deeds in Book 6306, Page 105.

Said premises are subject to Takings made by the Town of Arlington recorded in Book 7372, Page 128; Book 7372, Page 131; Book 7372, Page 133; Book 7368, Page 352; Book 7777, Page 144 and Book 9357, Page 435. Said premises are also subject to takings for State Highway and to betterment assessments, if any.

PARCEL VI (Unregistered Land)

A certain parcel of land with the improvements thereon located in Arlington, Middlesex County, Massachusetts, being more particularly described as follows:

Beginning on Wilson Avenue at the southwesterly corner of Lot 25, as shown on plan hereinafter referred to, and running

NORTHERLY 76° 12' 00" East to land now or formerly of Thomas J. and Delia M. Lee, four hundred thirty-six and 01/100 (436.01) feet; thence turning and running

SOUTHERLY by said land of Lee to a stone bound at land now or formerly of Wyman Brothers, one hundred twenty (120) feet, more or less; thence turning and running

NORTHWESTERLY by said land of Wyman Brothers to a point in the intersection of said Wilson Avenue and a State Highway known as Concord Turnpike; thence turning and running

NORTHWESTERLY and NORTHERLY by said intersection of said Concord Turnpike and said Wilson Avenue, eighty (80) feet, more or less, to the point of beginning.

Said premises are shown on a plan entitled "Subdivision of Land in Arlington, Mass., owned and developed by Caryl Realty Trust, John A. Cadario, Trustee" dated March 10, 1948, Everett M. Brooks Company, Civil Engineers, which plan is recorded with Middlesex South District Deeds, Book 7294, Page 367.

Less and excepting so much of the land that was taken by the Massachusetts Department of Public Works for the alteration and layout of State Highway, known as the Concord Turnpike (Route 2) dated May 17, 1966, recorded in Book 11123, Page 51.

The above-described premises are conveyed subject to and with the benefit of all easements, covenants and restrictions of record, insofar as the same are still in force and applicable.

For Grantor's title to Parcels I, II and III, see Certificate of Title No. 243354 in Registration Book 1363, Page 145 at Middlesex South Registry District of the Land Court. Said Parcels I through IV, being the same premises conveyed to the Grantor by Deed of Y&M Trust – Partnership A dated December 23, 2008, filed with Middlesex South Registry District of the Land Court as Document No. 1489184 and recorded with Middlesex South Registry of Deeds in Book 52027, Page 360. Said Parcel V being the same premises conveyed to the Grantor by Deed of David T. Ting and Robert A. Kaloosdian, as Trustees of Y&M Trust, dated November 12, 2009 and recorded with Middlesex South District Registry of Deeds in Book 53896, Page 300. Said Parcel VI being the same premises conveyed to the Grantor by Deed of David T. Ting and Janet M. Corpus, a Trustees of Y&M Trust, dated September 8, 2015 and recorded with Middlesex South District Registry of Deeds herewith.

The consideration for this conveyance is less than \$100.00, and no excise tax is imposed by law.

Grantor certifies that Arlington Land Realty Trust and the beneficiaries thereof are not classified during their current taxable year as a corporation for federal income taxes purposes.

[Balance of Page Intentionally left blank; Signature Page follows]

EXECUTED under seal as of the 8 day of SEPTEMBER, 2015.



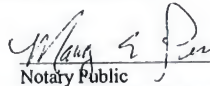
David T. Ting, as Trustee of Arlington
Land Realty Trust, and not individually

COMMONWEALTH OF MASSACHUSETTS)

County of Suffolk

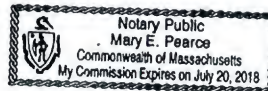
) ss.
)

On this 8th day of September, 2015, before me, the undersigned notary public, personally appeared David T. Ting, as Trustee of Arlington Land Realty Trust, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

My Commission Expires: July 29 2018



[Signature Page to Deed from Arlington Land Realty Trust to Arlington Land Realty LLC]

DOCUMENT 01710730

Southern Middlesex LAND COURT

REGISTRY DISTRICT

RECEIVED FOR REGISTRATION

On: Sep 16 2015 at 01:51P

Document Fee: 125.00
Receipt Total: \$200.00

NEW: CERT 260461 BK 01479 Pg 27

OLD:



GENERAL NOTES

1. EXISTING ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB IS TO BE 15" HIGH AND 12" WIDE.
3. DRIVEWAY IS TO BE 12" WIDE AND 12" HIGH.
4. DRIVEWAY JUNCTION IS TO BE 12" WIDE AND 12" HIGH.
5. DRIVEWAY IS TO BE 12" WIDE AND 12" HIGH.
6. DRIVEWAY IS TO BE 12" WIDE AND 12" HIGH.
7. DRIVEWAY IS TO BE 12" WIDE AND 12" HIGH.
8. DRIVEWAY IS TO BE 12" WIDE AND 12" HIGH.
9. DRIVEWAY IS TO BE 12" WIDE AND 12" HIGH.
10. DRIVEWAY IS TO BE 12" WIDE AND 12" HIGH.

OAK TREE DEVELOPMENT
THORNDIKE PLACE
DOROTHY ROAD ARLINGTON, MA

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	03/24/12	REVISED SHEET	GP		
2	03/24/12	REVISED SHEET	GP		
3	03/24/12	REVISED SHEET	GP		
4	03/24/12	REVISED SHEET	GP		
5	03/24/12	REVISED SHEET	GP		
6	03/24/12	REVISED SHEET	GP		
7	03/24/12	REVISED SHEET	GP		
8	03/24/12	REVISED SHEET	GP		
9	03/24/12	REVISED SHEET	GP		
10	03/24/12	REVISED SHEET	GP		

OVERALL SITE PLAN

SCALE: 1"=50'



C-2.0

CONCORD SITE PLAN



CONCORD TURNPIKE (AKA ROUTE 2)

GENERAL NOTES

1. DISTANCES ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. CURB RADIUS ARE 3' UNLESS OTHERWISE NOTED.
3. CURBING IS PRECAST CONCRETE CURB (PCC) UNLESS OTHERWISE NOTED.
4. PARKING SPACES ARE 14' x 50' UNLESS OTHERWISE NOTED.
5. PARKING SPACES SHALL BE THERMOPLASTIC.
6. SNOW SHALL BE STORED WHERE NOTED (SS).
7. EXCEEDED SNOW SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY.
8. WETLANDS SHALL BE IDENTIFIED BY A LICENSED WETLANDS CONSULTANT.
9. RESOURCE AREAS SHOWN ARE BASED ON A 2009 WETLANDS DELINEATION.

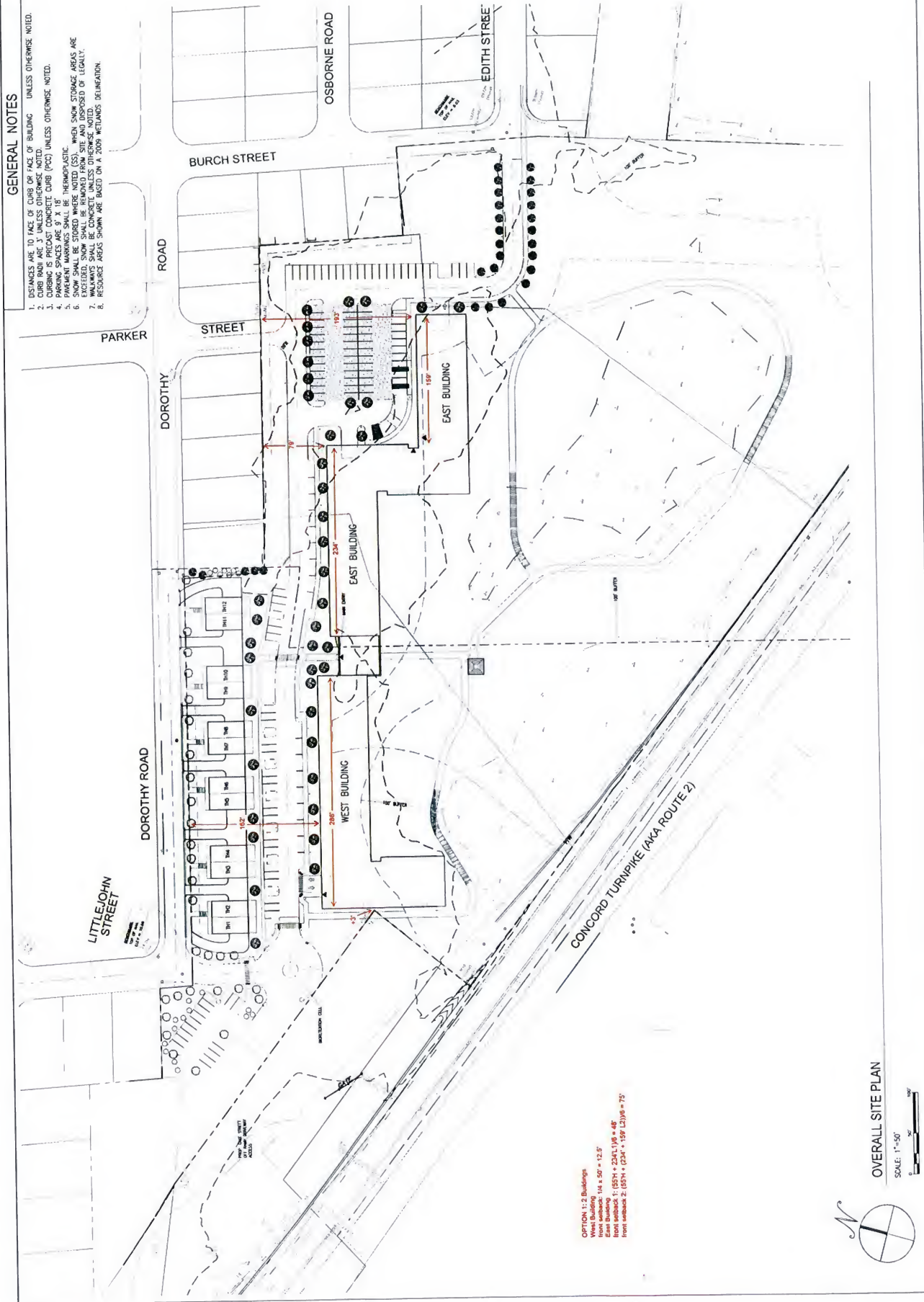
BORGES & ASSOCIATES
 1111 BROADWAY, SUITE 200
 BOSTON, MA 02109
 TEL: 617-552-1234
 FAX: 617-552-1235
 WWW.BORGESANDASSOCIATES.COM

OAK TREE DEVELOPMENT
 THORNDIKE PLACE
 DOROTHY ROAD ARLINGTON, MA

PROJECT NUMBER:
 615-0012

REV DATE DRAWN CHECKED BY DATE
 1 02/24/15 DA DA CLIENT SUBMISSION

C-20
 OVERALL SITE PLAN



OPTION 1:2 Buildings
 West Building
 from setback 1: 14' x 50' = 12.5'
 from setback 2: 14' x 50' = 12.5'
 from setback 3: 14' x 50' = 12.5'



OVERALL SITE PLAN

SCALE: 1"=50'